



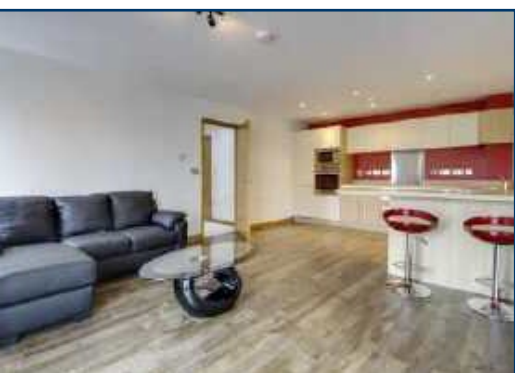
# Cauldwell

PROPERTY SERVICES



## Derwent House, Felstead, Milton Keynes £1,150 PCM

Cauldwell Property Services are delighted to offer to let this rarely available EXECUTIVE two DOUBLE bedroom third floor apartment, situated in one of Milton Keynes' PREMIER LOCATIONS'. The complex offers PANORAMIC VIEWS OVER CALDECOTTE LAKE and the apartment is overlooking the boat yard to the rear with accommodation briefly comprising: entrance hall, OPEN PLAN LIVING AREA with STUNNING fitted kitchen with INTEGRATED APPLIANCES and JULIET BALCONY to the lounge area, master bedroom with JULIET BALCONY, FITTED WARDROBES and EN-SUITE shower room, second double bedroom, bathroom and allocated UNDERGROUND PARKING space with GATED ACCESS. The complex benefits from a lift, large communal entrance and rear doors leading out DIRECTLY TO CALDECOTTE LAKE. This STUNNING apartment is FULLY FURNISHED and available NOW. Energy Rating: B .



# Derwent House, Felstead, Milton Keynes

## ENTRANCE HALL

Radiator. Door to all rooms. Telephone entry system. Storage cupboard.

## OPEN LOUNGE

**20' X 15'4 (6.10m X 4.67m)**

Double glazed window to rear. Double glazed patio door to rear. Juliette balcony. Open plan living space.

## KITCHEN/BREAKFAST AREA

Fitted with wall and base units soft close and worksurfaces incorporating stainless steel sink drainer unit. Built in oven and hob with extractor fan. Built in dishwasher, washing machine and fridge freezer. Skimmed ceiling with spot lights. Radiator. Breakfast bar.

## BATHROOM

Three piece suite comprising panelled bath with wall mounted shower, low level wc and wash hand basin in vanity surround. Tiled flooring. Extractor fan. Skimmed ceiling.

## MASTER BEDROOM

**12'8 x 11'4 (3.86m x 3.45m)**

Double glazed window to rear. Radiator. Double glazed door to Juliette balcony.

## ENSUITE

Three piece suite comprising shower cubicle, wash hand basin in vanity surround and low level wc. Tiled flooring. Shaver point. Extractor fan.

## BEDROOM TWO

**9'10 X 9'10 (3.00m X 3.00m)**

Two double glazed windows to rear. Skimmed ceiling. Radiator.

## CALDECOTTE LAKE

Situated on the edge of Caldecotte lake.

## PARKING

Secure under ground parking with remote access.

## MAIN COMMUNAL ENTRANCE

## REAR BLOCK EXIT TO LAKESIDE

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

## DERWENT HOUSE FRONT

## DERWENT HOUSE REAR VIEW

## LOUNGE balcony VIEW

## BEDROOM balcony VIEW

## U/GROUND CAR PARK ENTRANCE

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>	85	85
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



The Vizion,  
350 Avebury Boulevard  
Central Milton Keynes.  
MK9 2JH

**Sales: 01908 304480 Lettings: 01908 304484**  
**Email: [info@cauldwellproperty.co.uk](mailto:info@cauldwellproperty.co.uk)**  
**[www.cauldwellproperty.co.uk](http://www.cauldwellproperty.co.uk)**